

**NOTICE OF A REGULAR MEETING  
OF THE ECONOMIC DEVELOPMENT CORPORATION OF WESLACO  
NOTICE IS HEREBY GIVEN**

**THAT** The Economic Development Corporation of Weslaco, Texas will hold a Regular Meeting in the Cortez Hotel Conference Room, located at 260 South Texas Boulevard, Weslaco, Texas, on Wednesday, the seventeenth (17<sup>th</sup>) day of August 2011, at 6:00 PM for the purpose of discussing the following items.

**NOTE:** If, during the course of the meeting, any discussion of any item on the agenda should be held in executive or closed session, The Economic Development Corporation of Weslaco will convene such Executive or closed session in accordance with §551.001-551.145 of the Texas Government Code.

**I. CALL TO ORDER**

**II. ESTABLISHMENT OF QUORUM**

**III. PUBLIC COMMENTS**

**IV. APPROVAL OF MINUTES**

- A. Regular Meeting, July 20, 2011 (Attachment A)  
Possible action.
- B. Special Meeting, July 29, 2011 (Attachment B)  
Possible action.

**V. FINANCIAL REPORTS**

- A. EDC Financial Report, July 2011 (Attachment C)

**VI. REPORTS**

- A. Business, Visitor and Event Center  
Status report by Bob Simpson of Boultinghouse Simpson Architects regarding the construction documents for the new Business, Visitor and Event Center.
- B. Weslaco Area Chamber of Commerce Report (Attachment D)
- C. Executive Director's Report and Board Comments (Attachment E)
  - 1. Alfresco Weslaco – Jazz on the Street
  - 2. SDI / JC Penney's / Lowe's / PETCO
  - 3. TDIndustries
  - 4. Southeastern Freight
  - 5. Construcciones Marquinez
  - 6. Mid-Valley Airport / Customs
  - 7. Texas Department of Public Safety Regional Headquarters
  - 8. Bungalow & Co
  - 9. Sales Tax

## EDC AGENDA

August 17, 2011

### VII. OLD BUSINESS

- A. Weslaco 100 (Attachment F)  
Discussion and consideration of providing a Weslaco 100 grant for the cleanup of the collapsed building located at 509 South Texas. Possible action.
- B. Development Agreement and Lease (Attachment G)  
Discussion and consideration of authorizing the Executive Director to execute the Development Agreement and Lease for the south half of City Hall for the construction of a new Business, Visitor and Event Center. Possible action.

### VIII. NEW BUSINESS

- A. Development Agreement Extension (Attachment H)  
Discussion and consideration of providing a twelve (12) month extension of the Development Agreement with Joe Olivarez. Possible action.
- B. Mandujano Real Estate Contract (Attachment I)  
Discussion and consideration of repossessing Mid-Valley Industrial Park 4, Lot 9, from Mandujano Boot Company for non-performance as required by the contract. Possible action.
- C. Façade Grant (Attachment J)  
Discussion and consideration of a Façade Grant for façade improvements of Borderland Hardware located at 300 South Missouri. Possible action.
- D. Construction Manager at Risk  
Discussion and consideration of authorizing a contract not to exceed One Million Three Hundred Thousand Dollars (\$1,300,000.00) with Hornback Construction as Construction Manager at Risk for the new Business, Visitor and Event Center. Possible action.

### IX. EXECUTIVE SESSION

- A. Loan  
Discussion and consideration of the terms and conditions for a loan for redevelopment of an existing hotel complex located in Weslaco..
- B. Incentive  
Discussion and consideration of an incentive for an aero related business to locate at the Mid-Valley Airport.
- C. Incentive  
Discussion and consideration of an incentive for a six thousand five hundred square foot (6,500√) restaurant to be located on Town Center Subdivision Lot 7.

## **EDC AGENDA**

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### **IX. EXECUTIVE SESSION [Continued]**

#### **D. Loan Default**

Consultation with legal counsel on the status of the lawsuit concerning a loan default.

### **X. ACTION ON EXECUTIVE SESSION ITEMS**

Possible action concerning discussion on Executive Session items.

### **XI. ADJOURNMENT**

**DATED** this twelfth (12<sup>th</sup>) day of August 2011.

*MGreene*

Marj Greene, Administrative Assistant  
Economic Development Corporation

**POSTED** on a bulletin board at 305 West Railroad Street and 255 South Kansas on this, the twelfth (12<sup>th</sup>) day of August 2011 at 4:30 PM.